

PROPOSED DEVELOPMENT APPLICATION AT 20 AUSTRAL AVENUE, NORTH MANLY, 2100, NSW



GENERAL NOTES

1. THE INFORMATION CONTAINED WITHIN THIS DOCUMENTATION IS TO THE BEST OF OUR KNOWLEDGE ACCURATE AND CORRECT. HOWEVER ALL INFORMATION IS INDICATIVE AND EXACT DIMENSIONS, SPECIFICATIONS, AND OTHER RELEVANT INFORMATION SHOULD BE SOUGHT FROM THE APPROPRIATE SOURCE. ALL MEASUREMENTS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. DO NOT SCALE OFF DRAWINGS.
3. CHECK ALL SITE AND BUILDING CONDITIONS, LEVELS, BOUNDARY LINES, ROOF PITCHES AND LOCATION OF SERVICES, BEFORE COMMENCING WORK OR ORDERING MATERIALS.
4. SUPPLY AND INSTALL SELECTED SMOKE ALARM SYSTEM TO COMPLY WITH AS3786.
5. ALL STORMWATER TO BE CONNECTED TO STREET GUTTERS AS PER COUNCIL REQUIREMENTS.
6. THE WORK SHOWN ON THIS AND ASSOCIATED DRAWINGS SHALL BE CARRIED OUT IN A TRADESMANLIKE MANNER AND SHALL BE IN ACCORDANCE WITH THE STANDARDS, CODES, ORDINANCES, REGULATIONS OF THE STANDARDS ASSOCIATION OF AUSTRALIA, THE BUILDING CODE OF AUSTRALIA, AND ANY STATUTORY AUTHORITY HAVING JURISDICTION OVER THE WORKS.
7. SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE BUILDER.
8. DURING CONSTRUCTION, THE STRUCTURE SHALL BE MAINTAINED IN A STABLE CONDITION, AND NO PART SHALL BE OVERSTRESSED.
9. FLASHINGS AND DAMPPROOF COURSE TO BE PLACED IN ACCORDANCE WITH GOOD BUILDING PRINCIPLES WHETHER SHOWN ON THE DETAILS OR NOT.
10. SUPPLY AND INSTALL LIFT OFF HINGES TO ALL WET AREA DOORS.

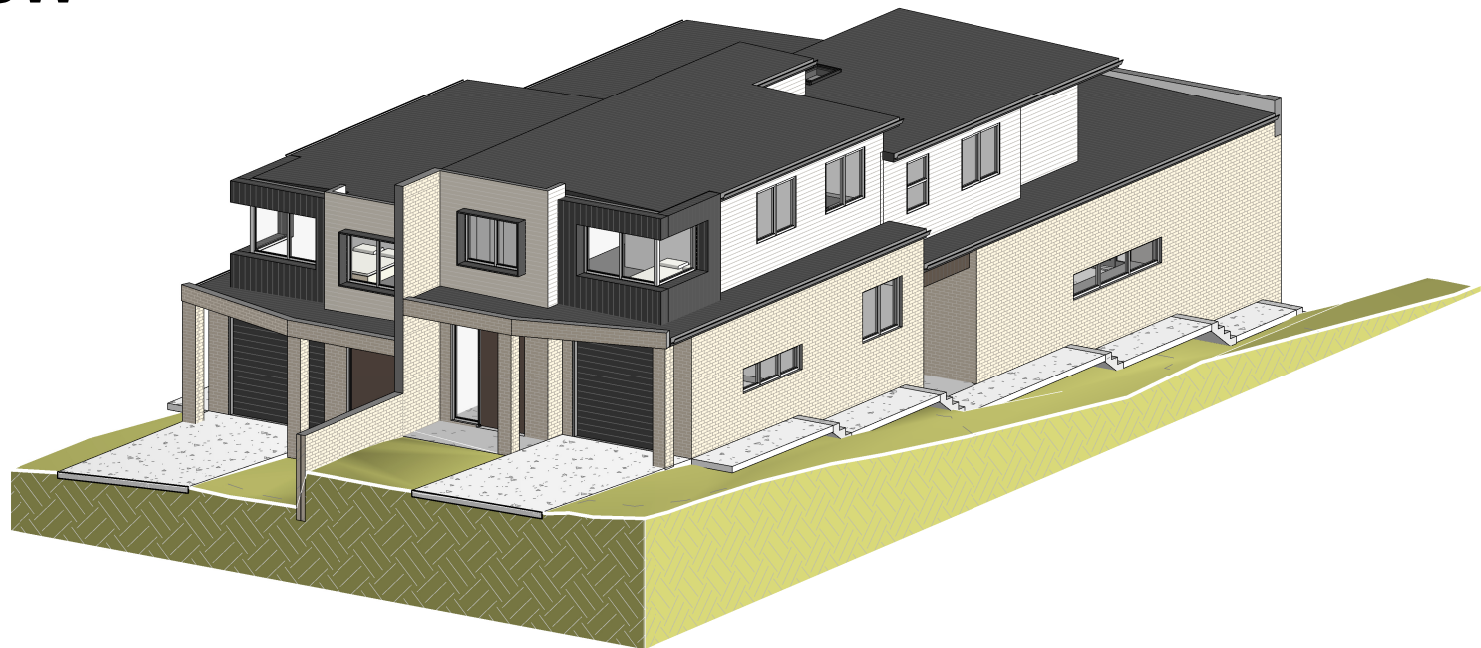
TOTAL SITE AREA: 771.4m²

F.S.R CALCULATIONS

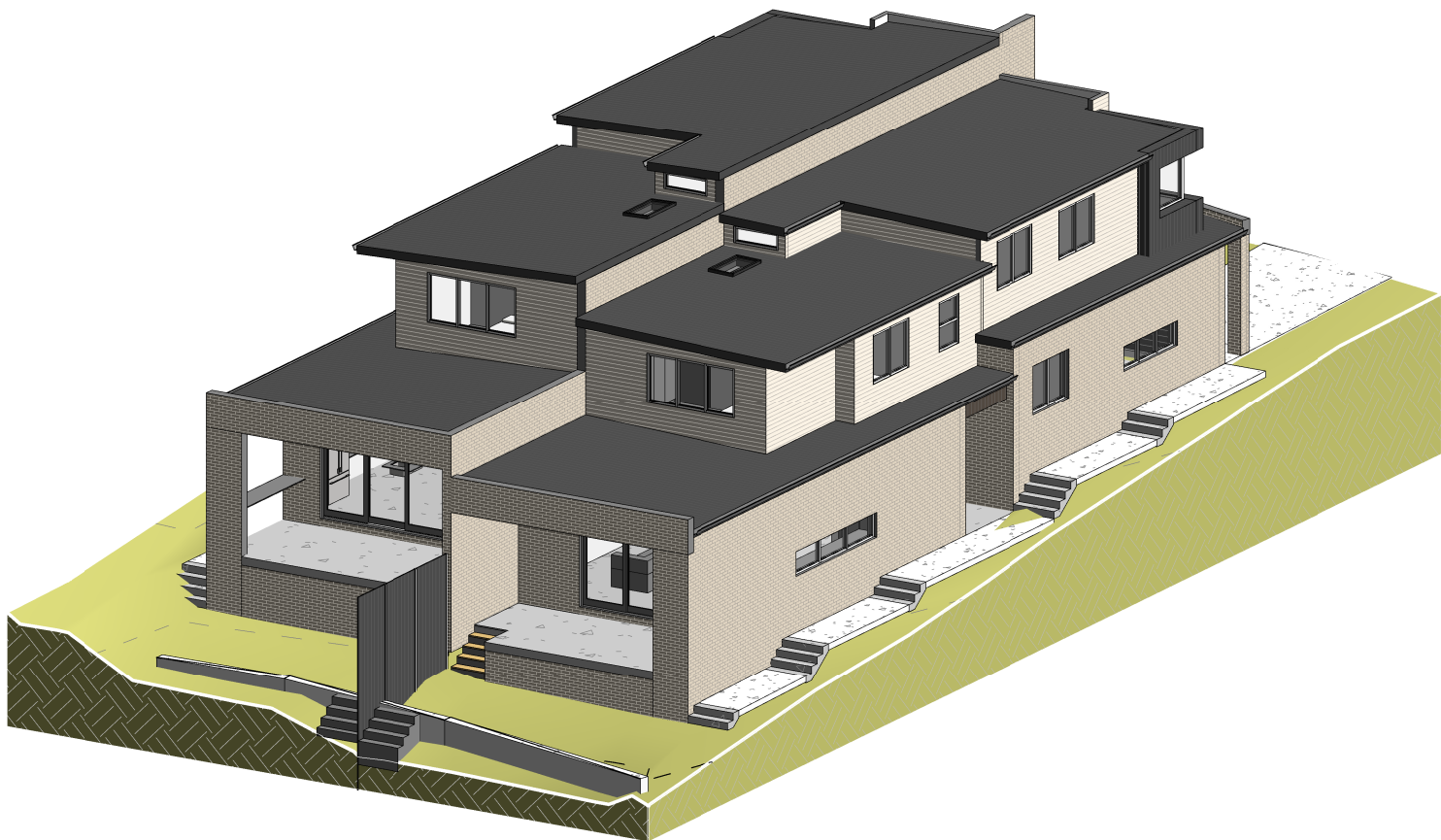
EXISTING AREAS:
EX. DWELLING FOOTPRINT: 157.8m²
EX. PAVED AREA: 118.2m²
EX. LANDSCAPED AREA: 495.4m²

NEW AREAS:
NEW DWELLING FOOTPRINT: 325.4m²
NEW PAVED AREA: 129.5m²
NEW GROUND FLOOR AREA: 291.3m²
NEW LEVEL 1 FLOOR AREA: 184.5m²
NEW GROSS FLOOR AREA: 475.8m²
NEW LANDSCAPED AREA: 315.8m² (40.9%)

DA00	DRAWING INDEX
DA01	EXISTING SITE & DEMOLITION PLAN
DA02	PROPOSED SITE PLAN
DA11	PROPOSED GROUND FLOOR PLAN
DA12	PROPOSED LEVEL 1 FLOOR PLAN
DA13	PROPOSED ROOF PLAN
DA21	SOUTH ELEVATION
DA22	NORTH ELEVATION
DA23	EAST & WEST ELEVATIONS
DA31	20A LONG SECTION
DA32	20 LONG SECTION
DA33	SHORT SECTION AA
DA34	SHORT SECTION BB
DA41	EXISTING SHADOW DIAGRAMS
DA42	EXISTING SHADOW DIAGRAMS
DA43	EXISTING SHADOW DIAGRAMS
DA44	PROPOSED SHADOW DIAGRAMS
DA45	PROPOSED SHADOW DIAGRAMS
DA46	PROPOSED SHADOW DIAGRAMS
DA51	GLAZING SCHEDULE
DA52	EXTERIOR FINISHES SCHEDULE
DA53	BASIX NOTES & REQUIREMENTS



1 FRONT PERSPECTIVE



2 REAR PERSPECTIVE

#	REVISION	DATE	LEGEND
1	ISSUE FOR DA	2025.06.27	

NOTE

All dimensions to be verified prior to commencement of any shop drawings or fabrication. Shop drawings are to be approved before construction. All dimensions are in millimetres unless otherwise noted. Annotated dimensions are to be used in preference to scaling from drawings.

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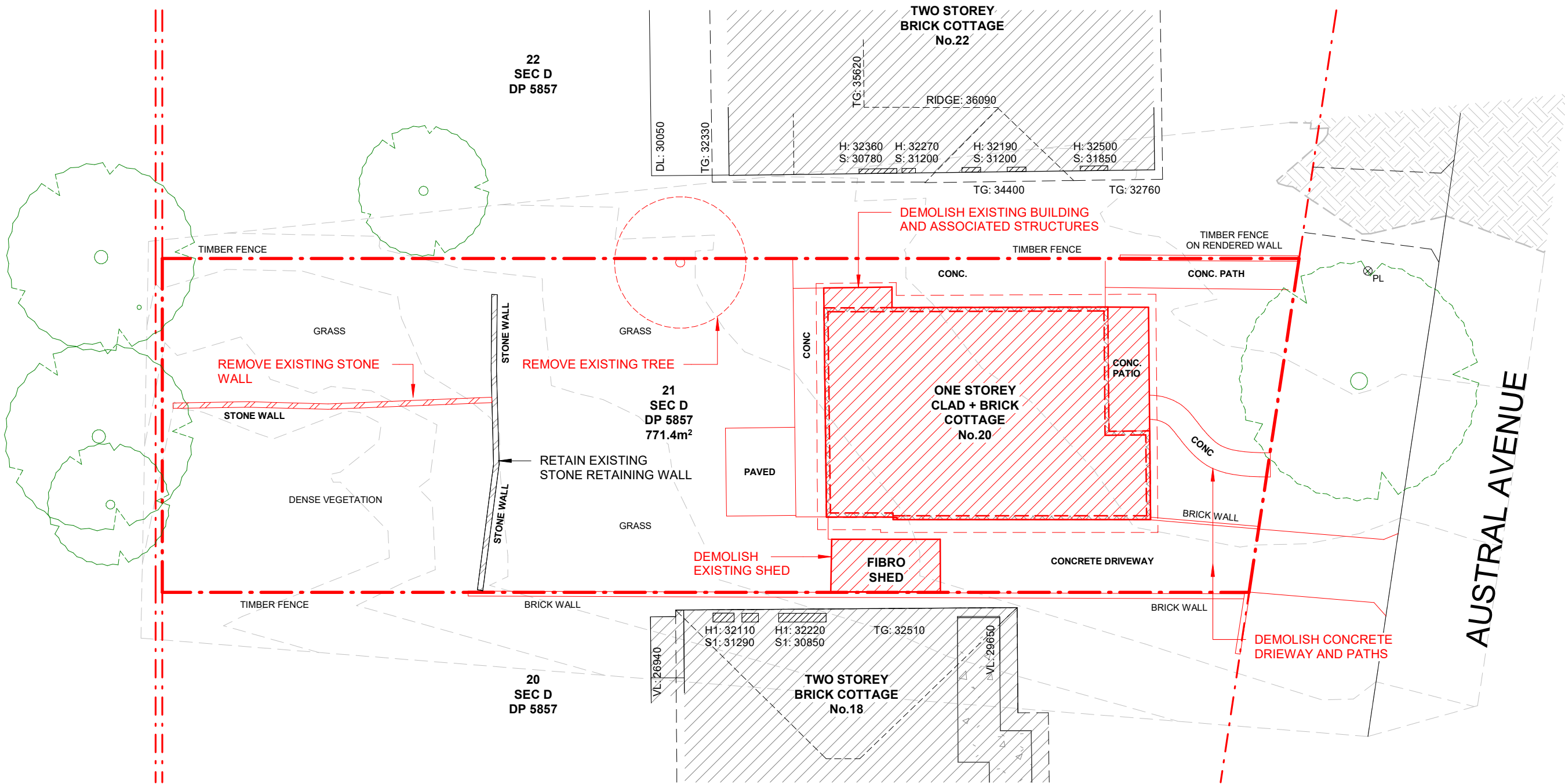
PROJECT TITLE
20 AUSTRAL AVENUE,
NORTH MANLY, 2100

CLIENT
DONATO FAMILY

DRAWING TITLE
DRAWING INDEX

SCALE As indicated DATE APR 2025
DRAWN Author PROJECT 2502

DA00 1



1 EXISTING SITE & DEMOLITION PLAN
1 : 200

#	REVISION	DATE
1	ISSUE FOR DA	2025.06.27

LEGEND
<div><div></div>BOUNDARY LINE</div> <div><div></div>TO BE DEMOLISHED</div>

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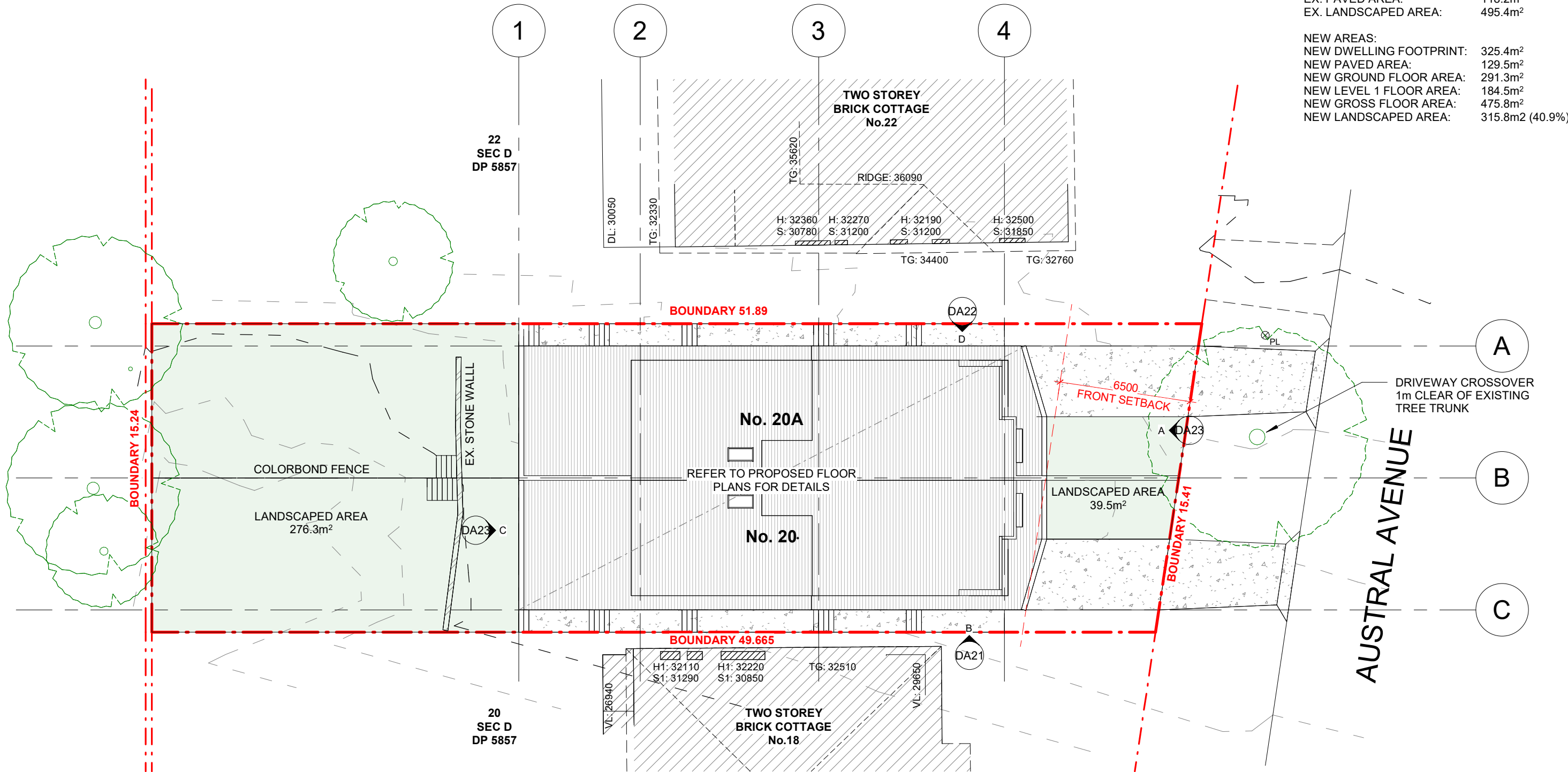
0413 095 560

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PROJECT TITLE	20 AUSTRAL AVENUE, NORTH MANLY, 2100
CLIENT	DONATO FAMILY

DRAWING TITLE	EXISTING SITE & DEMOLITION PLAN
SCALE	As indicated
DATE	APR 2025
DRAWN	Author
PROJECT	2502
DA01	1





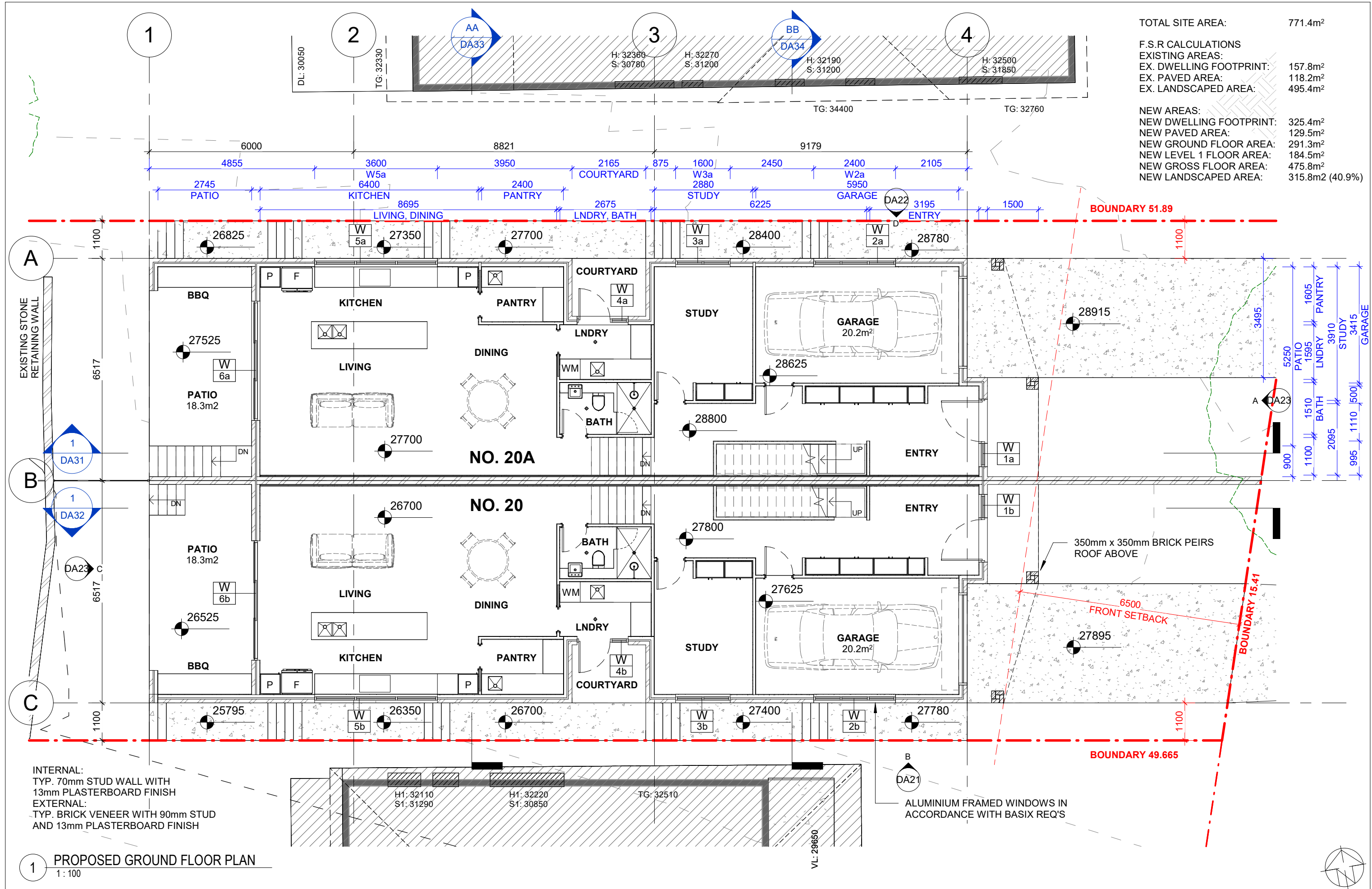
TOTAL SITE AREA:	771.4m ²
F.S.R CALCULATIONS	
EXISTING AREAS:	
EX. DWELLING FOOTPRINT:	157.8m ²
EX. PAVED AREA:	118.2m ²
EX. LANDSCAPED AREA:	495.4m ²
NEW AREAS:	
NEW DWELLING FOOTPRINT:	325.4m ²
NEW PAVED AREA:	129.5m ²
NEW GROUND FLOOR AREA:	291.3m ²
NEW LEVEL 1 FLOOR AREA:	184.5m ²
NEW GROSS FLOOR AREA:	475.8m ²
NEW LANDSCAPED AREA:	315.8m ² (40.9%)

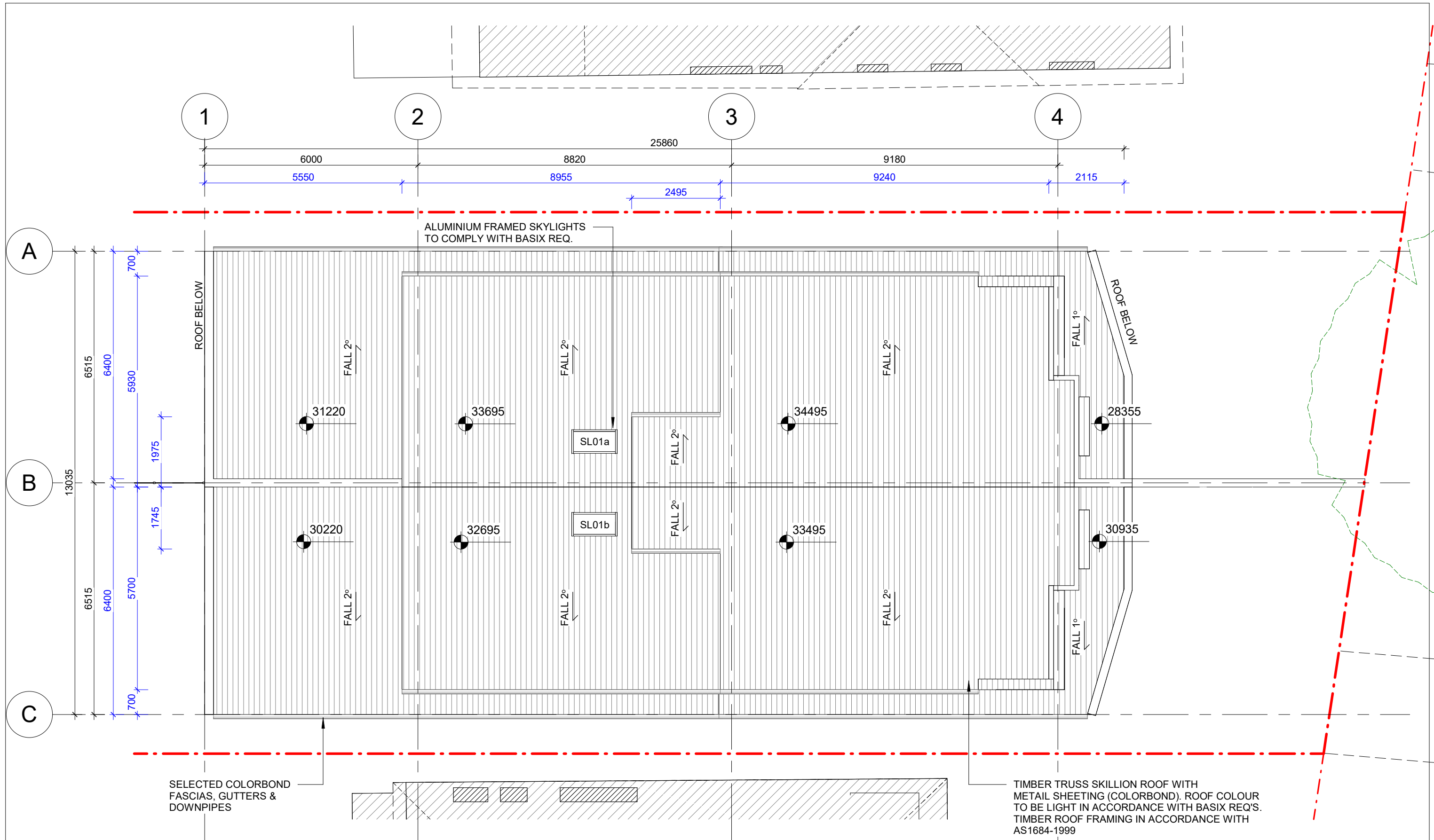
1 PROPOSED SITE PLAN
1 : 200

#	REVISION	DATE	LEGEND	NOTE	PROJECT TITLE	DRAWING TITLE
1	ISSUE FOR DA	2025.06.27	DL DECK LEVEL VL VERANDAH LEVEL H WINDOW HEAD S WINDOW SILL PL POWER LINE	All dimensions to be verified prior to commencement of any shop drawings or fabrication. Shop drawings are to be approved before construction. All dimensions are in millimetres unless otherwise noted. Annotated dimensions are to be used in preference to scaling from drawings.	20 AUSTRAL AVENUE, NORTH MANLY, 2100	PROPOSED SITE PLAN
					CLIENT DONATO FAMILY	SCALE As indicated DATE APR 2025 DRAWN Author PROJECT 2502
						DA02 1

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1 PROPOSED ROOF PLAN
1:100

SARKING UNDER ROOFING & INSULATION TO CEILING IN ACCORDANCE WITH BASIX REQ'S

#	REVISION	DATE	LEGEND
1	ISSUE FOR DA	2025.06.27	

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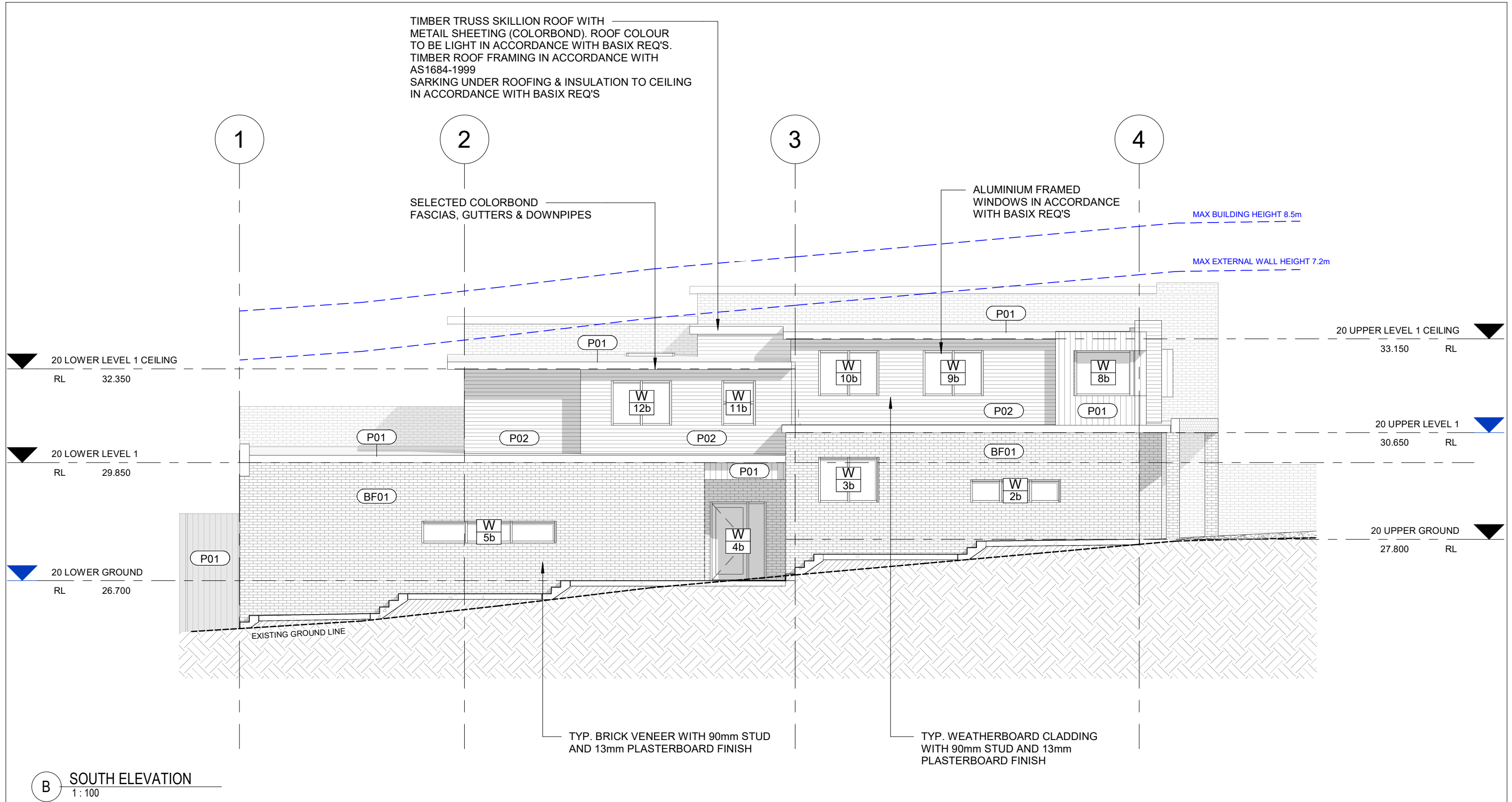
PROJECT TITLE
20 AUSTRAL AVENUE,
NORTH MANLY, 2100

CLIENT
DONATO FAMILY

DRAWING TITLE
PROPOSED ROOF PLAN

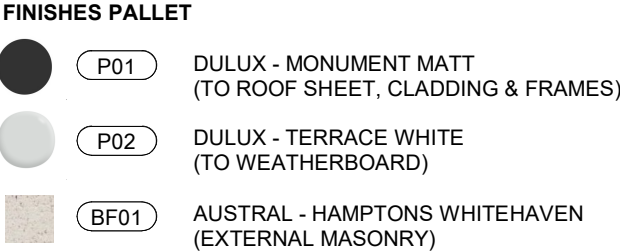
SCALE 1:100 DATE APR 2025
DRAWN Author PROJECT 2502

DA13 1

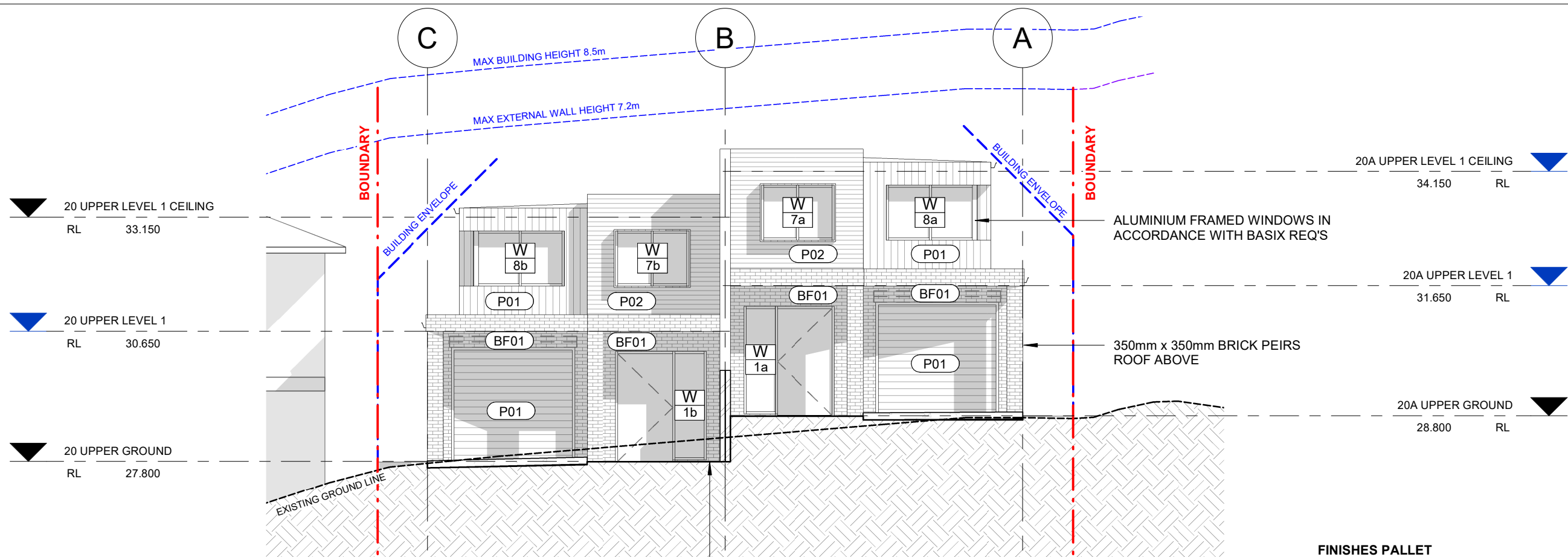


- FINISHES PALLET**
- P01** DULUX - MONUMENT MATT (TO ROOF SHEET, CLADDING & FRAMES)
 - P02** DULUX - TERRACE WHITE (TO WEATHERBOARD)
 - BF01** AUSTRAL - HAMPTONS WHITEHAVEN (EXTERNAL MASONRY)

#	REVISION	DATE	LEGEND	NOTE	peterzavaglia designstudio	PROJECT TITLE	DRAWING TITLE
1	ISSUE FOR DA	2025.06.27		All dimensions to be verified prior to commencement of any shop drawings or fabrication. Shop drawings are to be approved before construction. All dimensions are in millimetres unless otherwise noted. Annotated dimensions are to be used in preference to scaling from drawings.	ABN 24 292 958 837 M 0413 095 560 E peter@zavagliadesign.com.au	20 AUSTRAL AVENUE, NORTH MANLY, 2100	SOUTH ELEVATION
						CLIENT DONATO FAMILY	SCALE 1:100 DATE APR 2025 DRAWN Author PROJECT 2502
							DA21 1

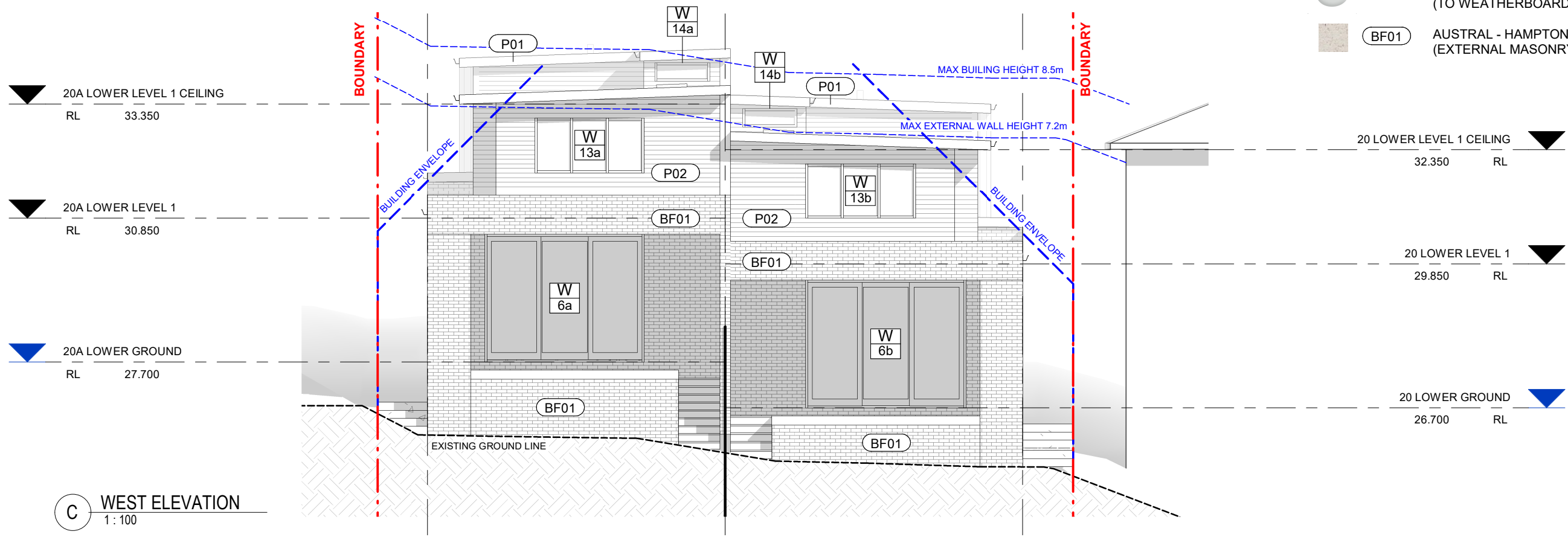


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1	ISSUE FOR DA	2025.06.27					SCALE 1 : 100 DATE APR 2025
							DRAWN Author PROJECT 2502
							DA22 1



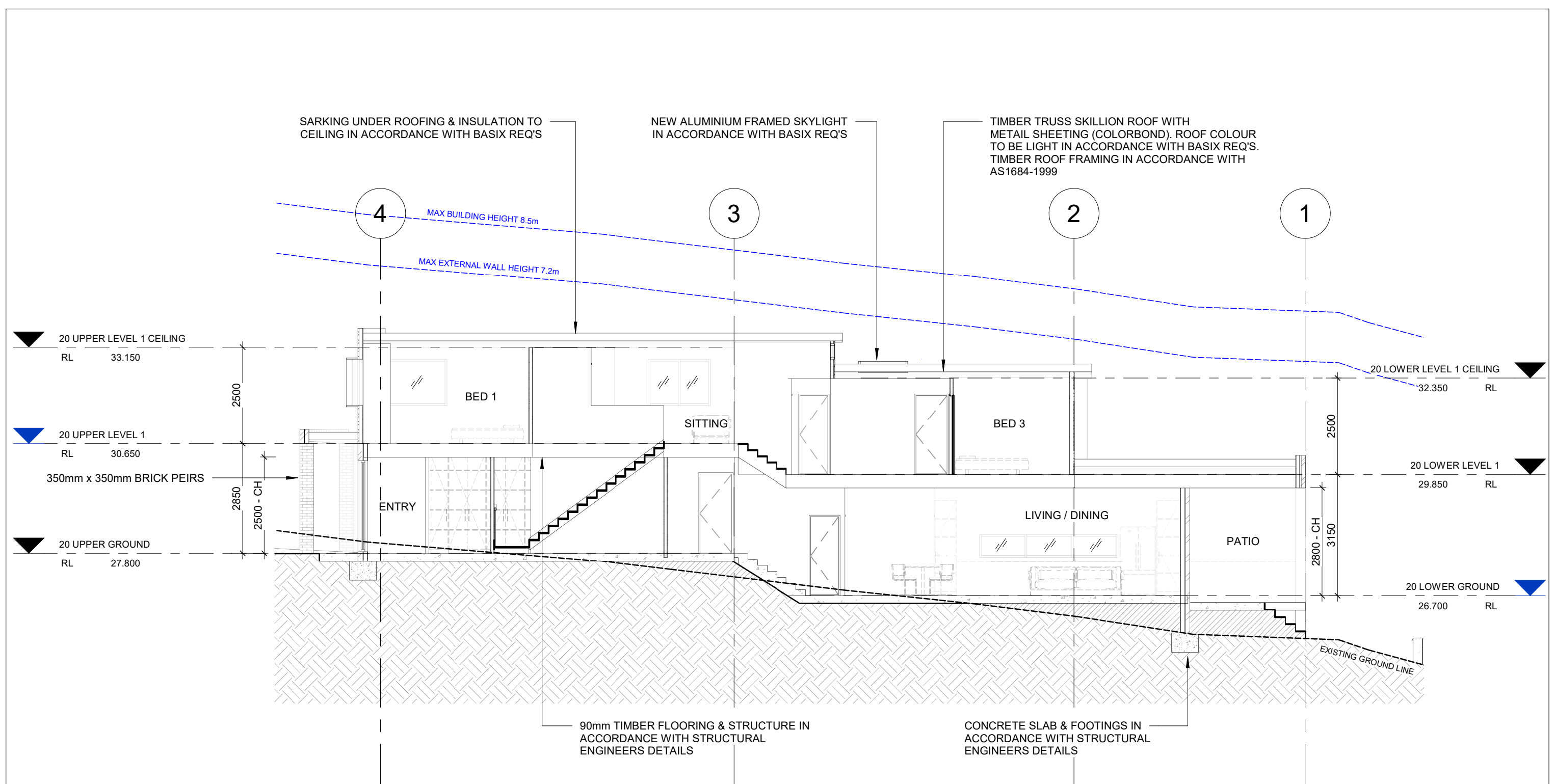
A EAST ELEVATION
1 : 100

- FINISHES PALLET**
- P01 DULUX - MONUMENT MATT (TO ROOF SHEET, CLADDING & FRAMES)
 - P02 DULUX - TERRACE WHITE (TO WEATHERBOARD)
 - BF01 AUSTRAL - HAMPTONS WHITEHAVEN (EXTERNAL MASONRY)



C WEST ELEVATION
1 : 100

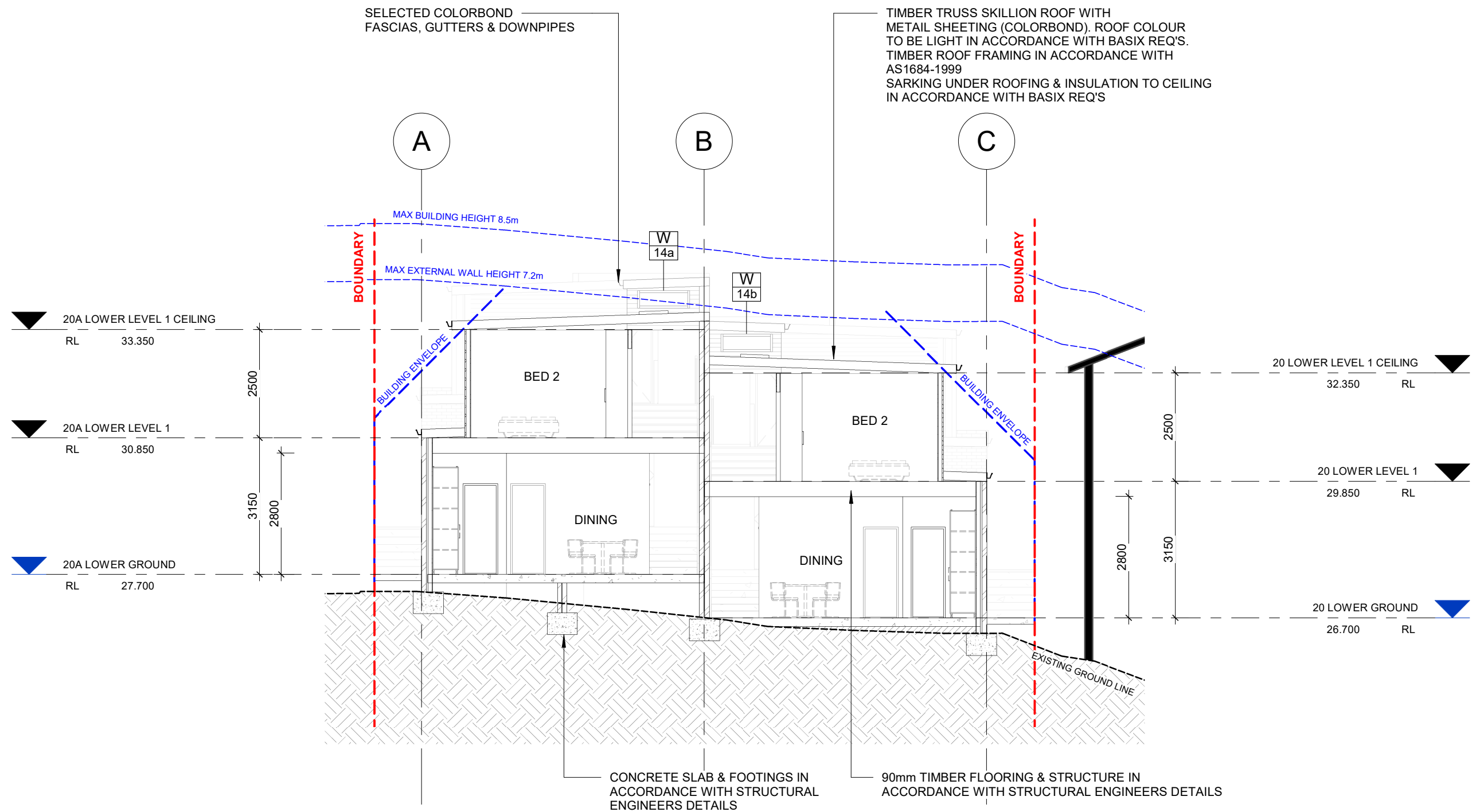
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						CLIENT DONATO FAMILY	SCALE 1 : 100 DATE APR 2025 DRAWN Author PROJECT 2502
							DA23 1



1 20 LONG SECTION
1 : 100

INTERNAL:
TYP. 70mm STUD WALL WITH
13mm PLASTERBOARD FINISH
EXTERNAL:
TYP. BRICK VENEER WITH 90mm STUD
AND 13mm PLASTERBOARD FINISH
TYP. WEATHERBOARD CLADDING
WITH 90mm STUD AND 13mm
PLASTERBOARD FINISH

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					ABN 24 292 958 837	CLIENT	SCALE 1 : 100 DATE APR 2025
					M 0413 095 560	DONATO FAMILY	DRAWN JF PROJECT 2502
					E peter@zavagliadesign.com.au		DA32 1



AA SHORT SECTION AA
1:100

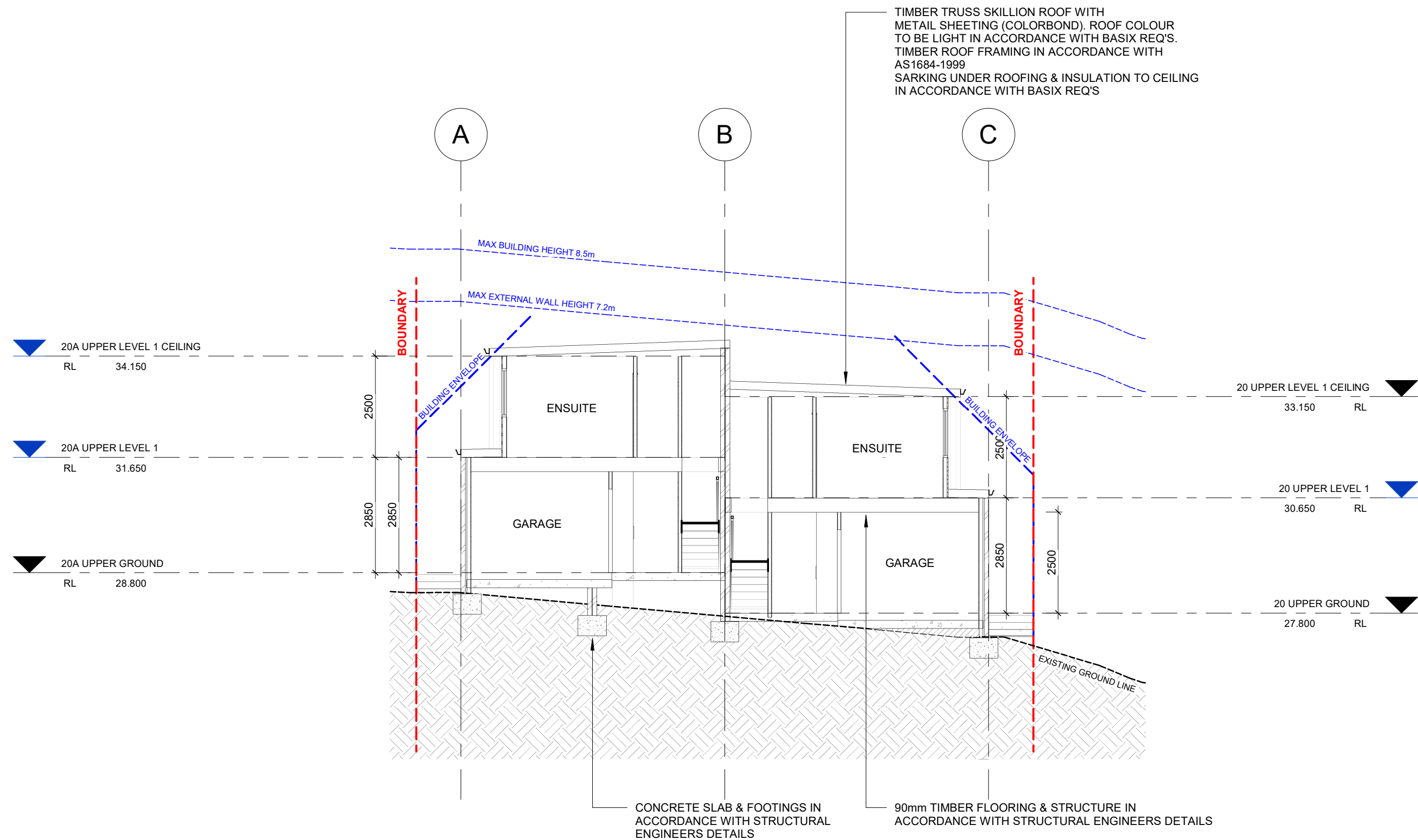
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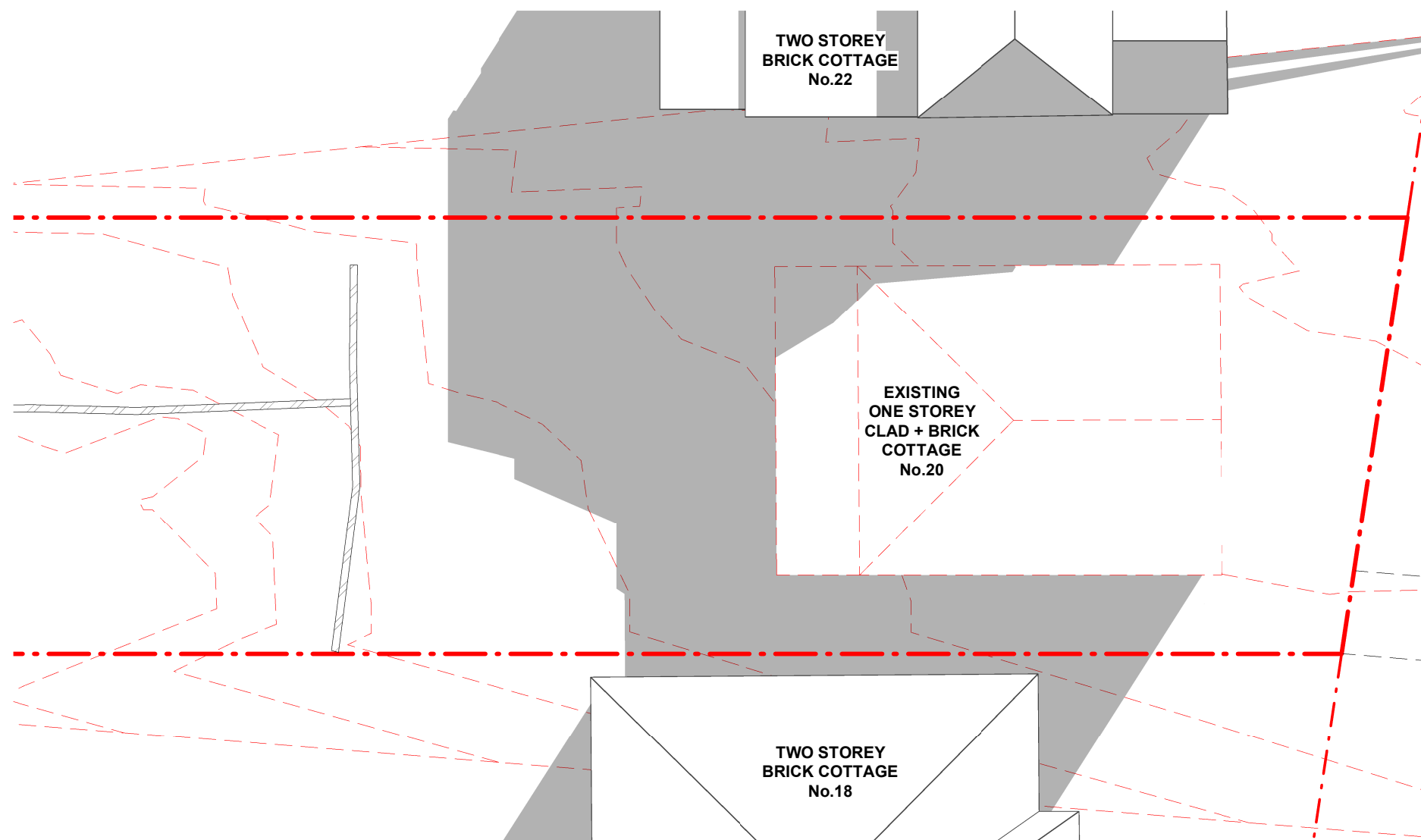
PROJECT TITLE
20 AUSTRAL AVENUE,
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CLIENT
DONATO FAMILY

DRAWING TITLE
SHORT SECTION AA
SCALE 1:100 DATE APR 2025
DRAWN JF PROJECT 2502
DA33 1



BB SHORT SECTION BB
1 : 100

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						CLIENT DONATO FAMILY	SCALE 1 : 100 DATE APR 2025 DRAWN JF PROJECT 2502
							DA34 1



1 EXISTING SHADOW DIAGRAM - 9am JUNE 21
1 : 200

#	REVISION	DATE
1	ISSUE FOR DA	2025.06.27

LEGEND

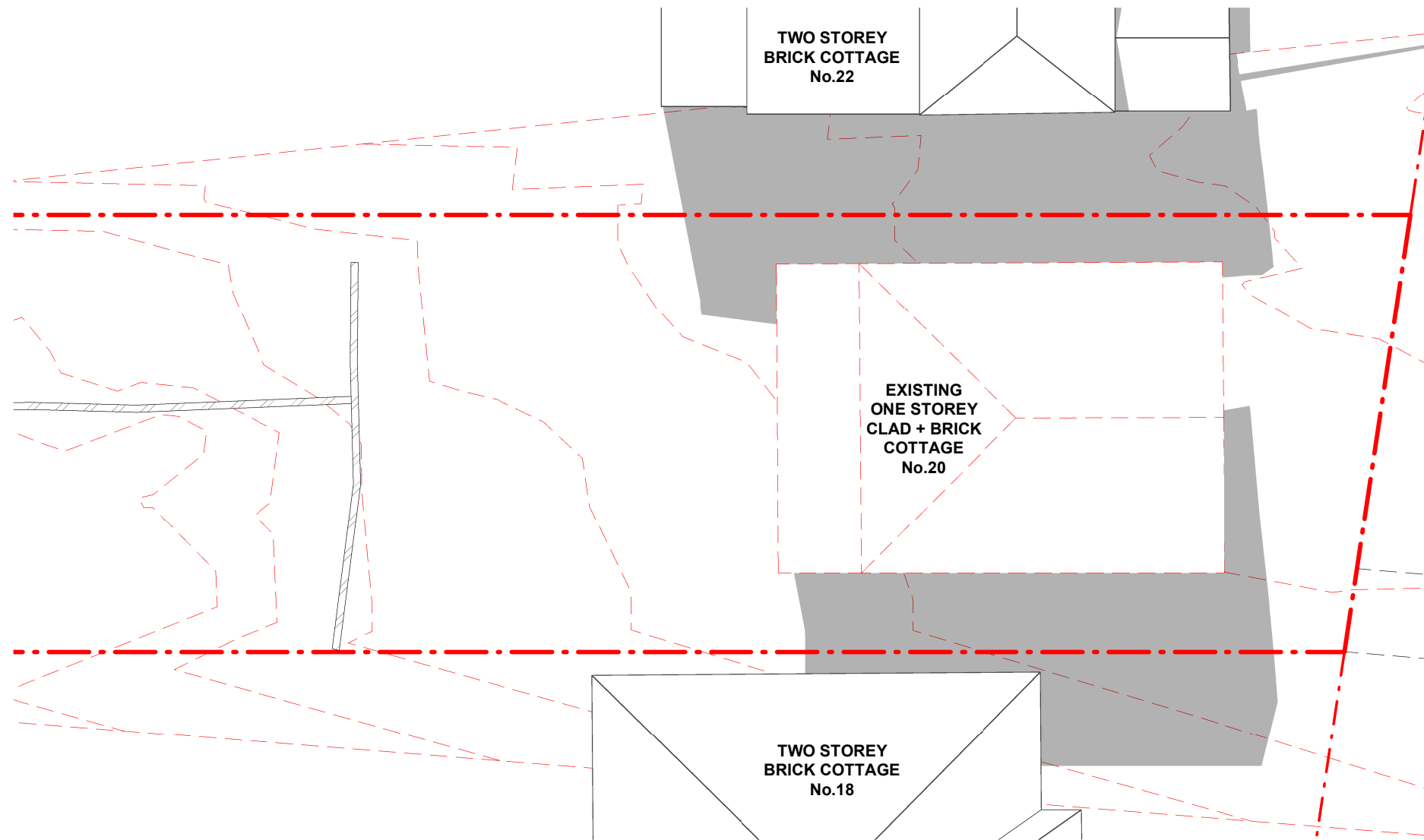
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PROJECT TITLE	20 AUSTRAL AVENUE, NORTH MANLY, 2100
CLIENT	DONATO FAMILY

DRAWING TITLE	EXISTING SHADOW DIAGRAMS
SCALE	1 : 200
DATE	APR 2025
DRAWN	Author
PROJECT	2502
DA41	1



1 EXISTING SHADOW DIAGRAM - 12pm JUNE 21
1 : 200

#	REVISION	DATE
1	ISSUE FOR DA	2025.06.27

LEGEND

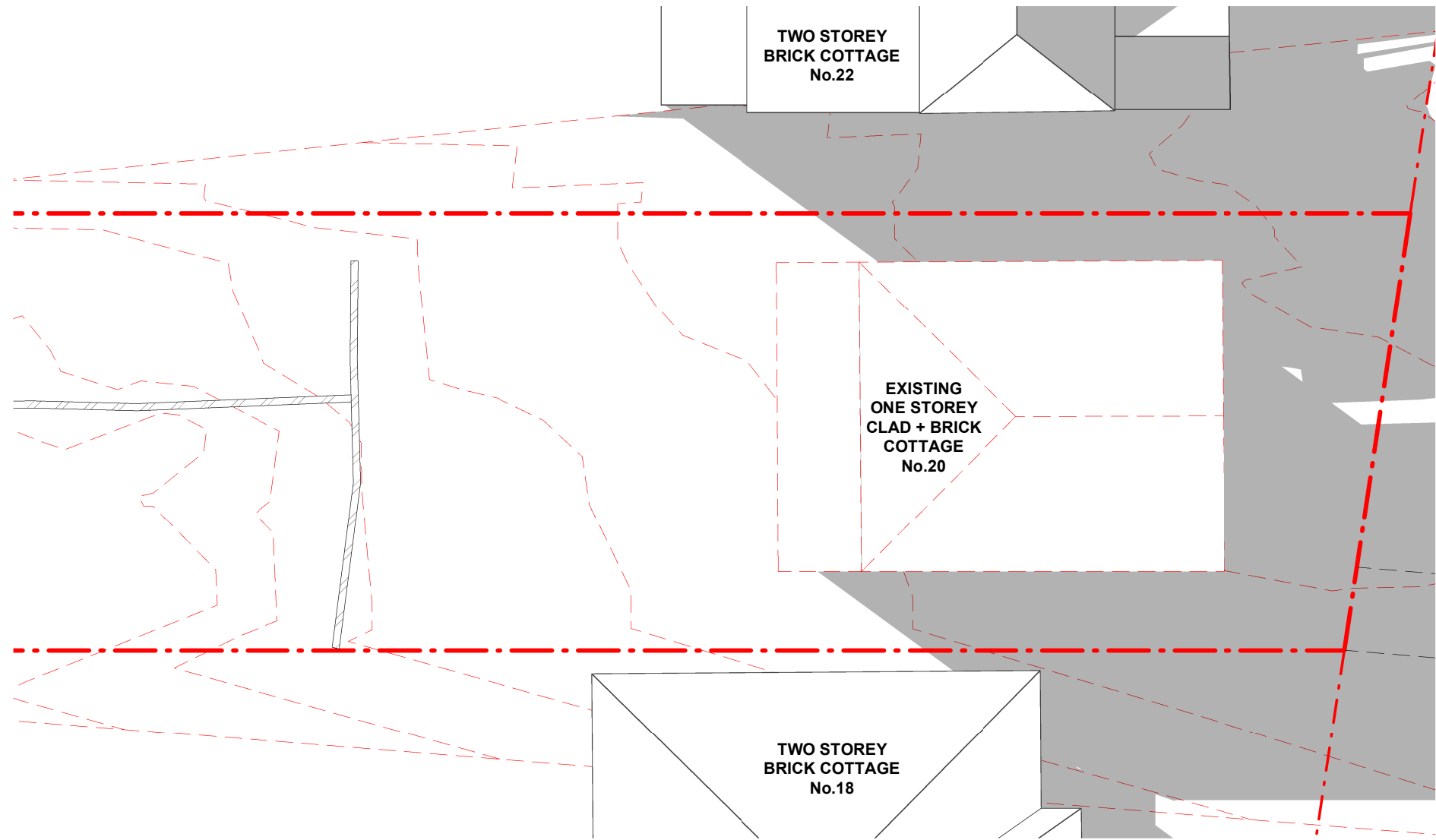
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DRAWING TITLE	EXISTING SHADOW DIAGRAMS
SCALE	1 : 200
DATE	APR 2025
DRAWN	Author
PROJECT	2502
DA42	1



1 EXISTING SHADOW DIAGRAM - 3pm JUNE 21
1 : 200

#	REVISION	DATE
1	ISSUE FOR DA	2025.06.27

LEGEND

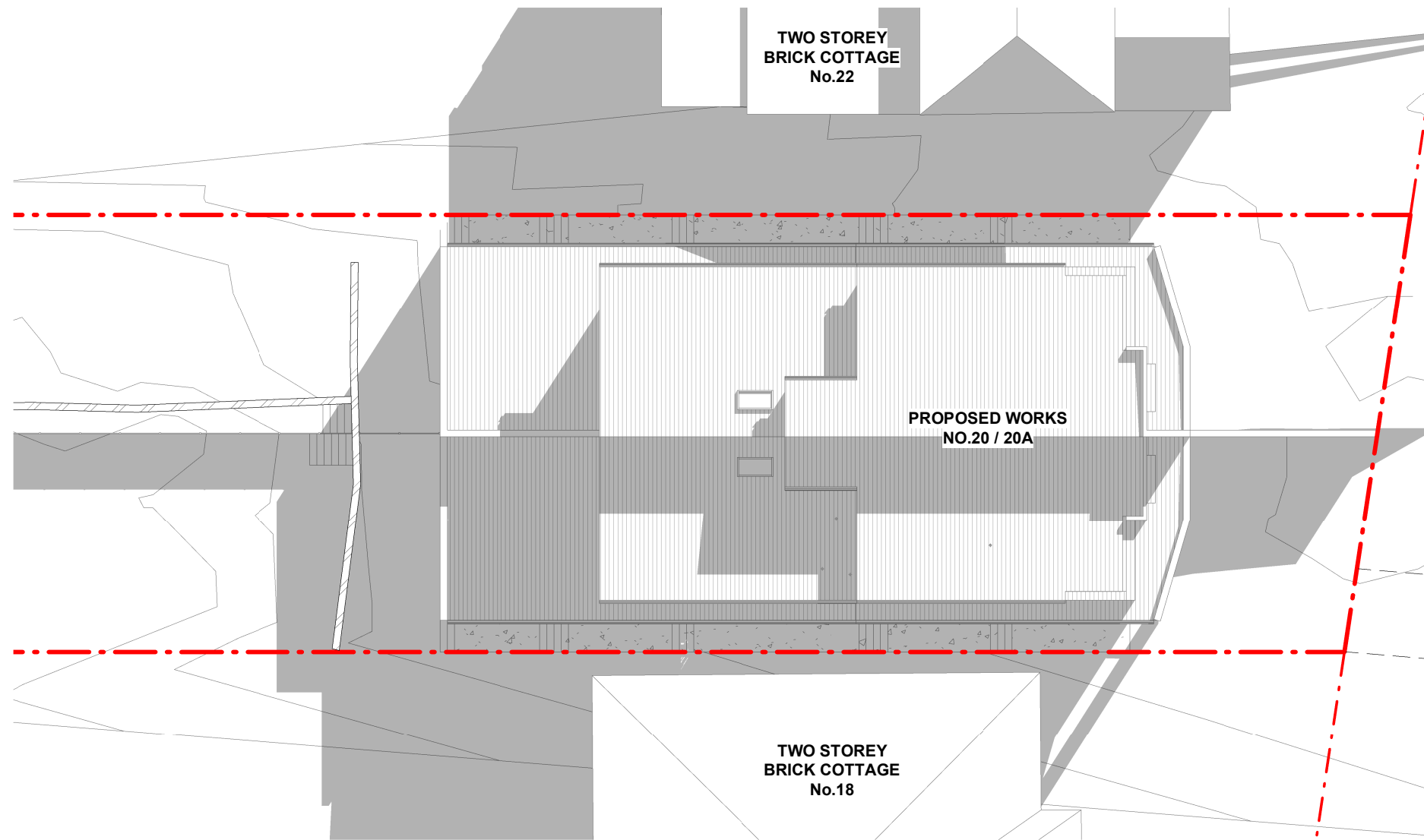
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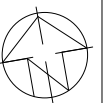
ABN 24 292 958 837
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E peter@zavagliadesign.com.au

PROJECT TITLE	20 AUSTRAL AVENUE, NORTH MANLY, 2100
CLIENT	DONATO FAMILY

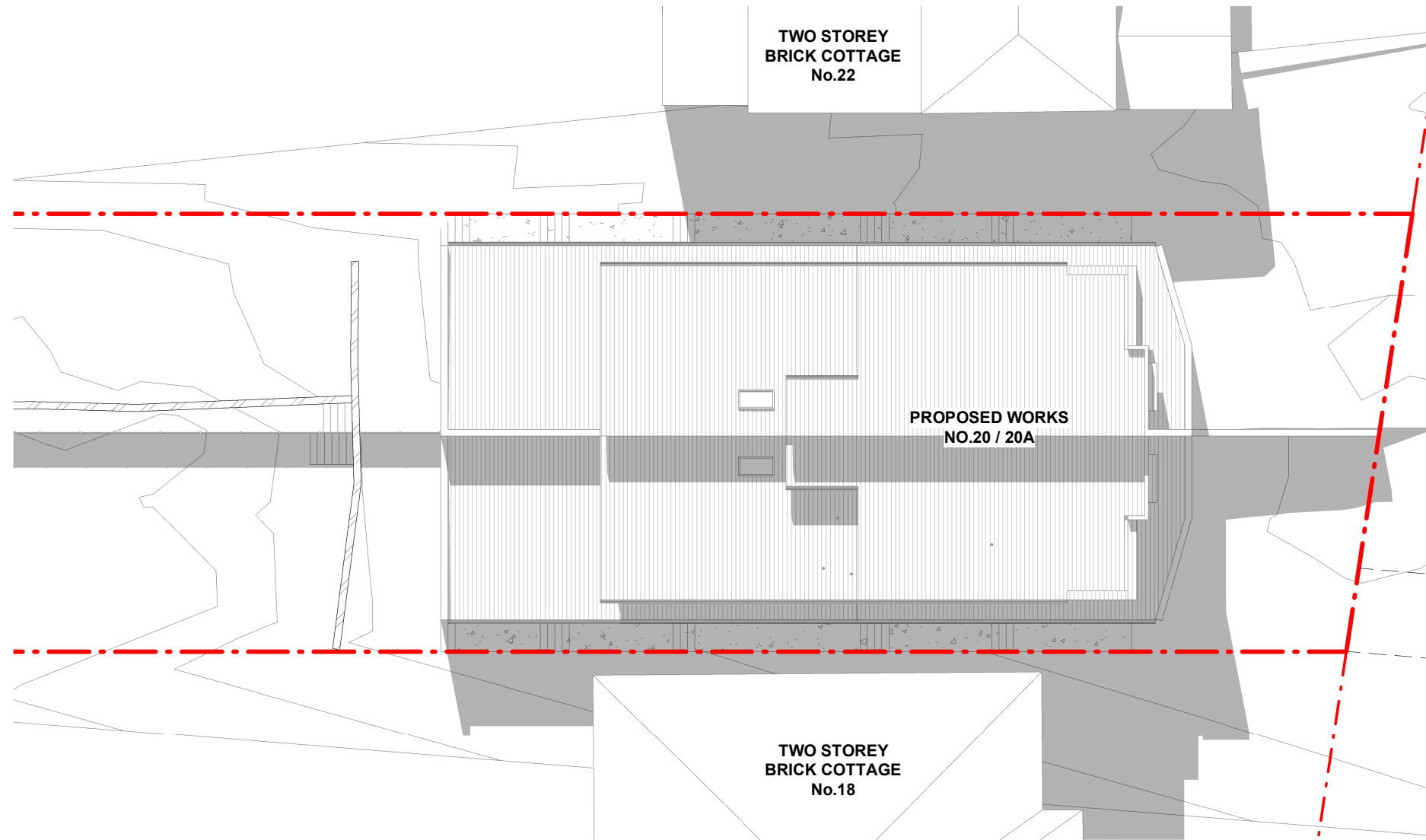
DRAWING TITLE	EXISTING SHADOW DIAGRAMS
SCALE	1 : 200
DATE	APR 2025
DRAWN	Author
PROJECT	2502
DA43	1



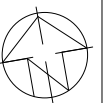
1 PROPOSED SHADOW DIAGRAM - 9am JUNE 21
1 : 200



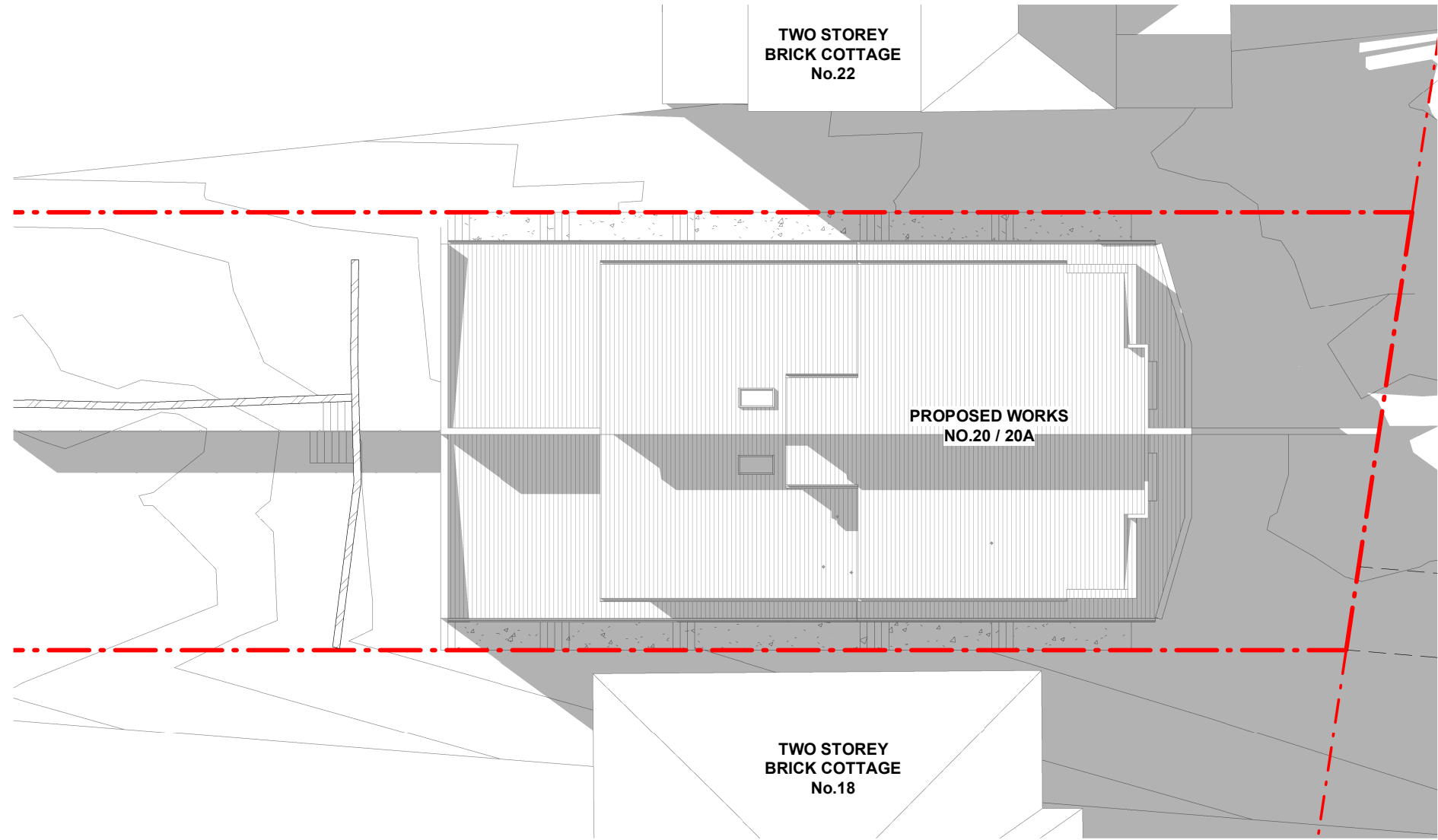
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						CLIENT DONATO FAMILY	SCALE 1 : 200 DATE APR 2025 DRAWN Author PROJECT 2502
							DA44 1



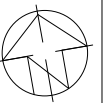
1 PROPOSED SHADOW DIAGRAM - 12pm JUNE 21
1 : 200



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						CLIENT DONATO FAMILY	SCALE 1 : 200 DATE APR 2025 DRAWN Author PROJECT 2502
							DA45 1



1 PROPOSED SHADOW DIAGRAM - 3pm JUNE 21
1 : 200



#	REVISION	DATE
1	ISSUE FOR DA	2025.06.27

LEGEND

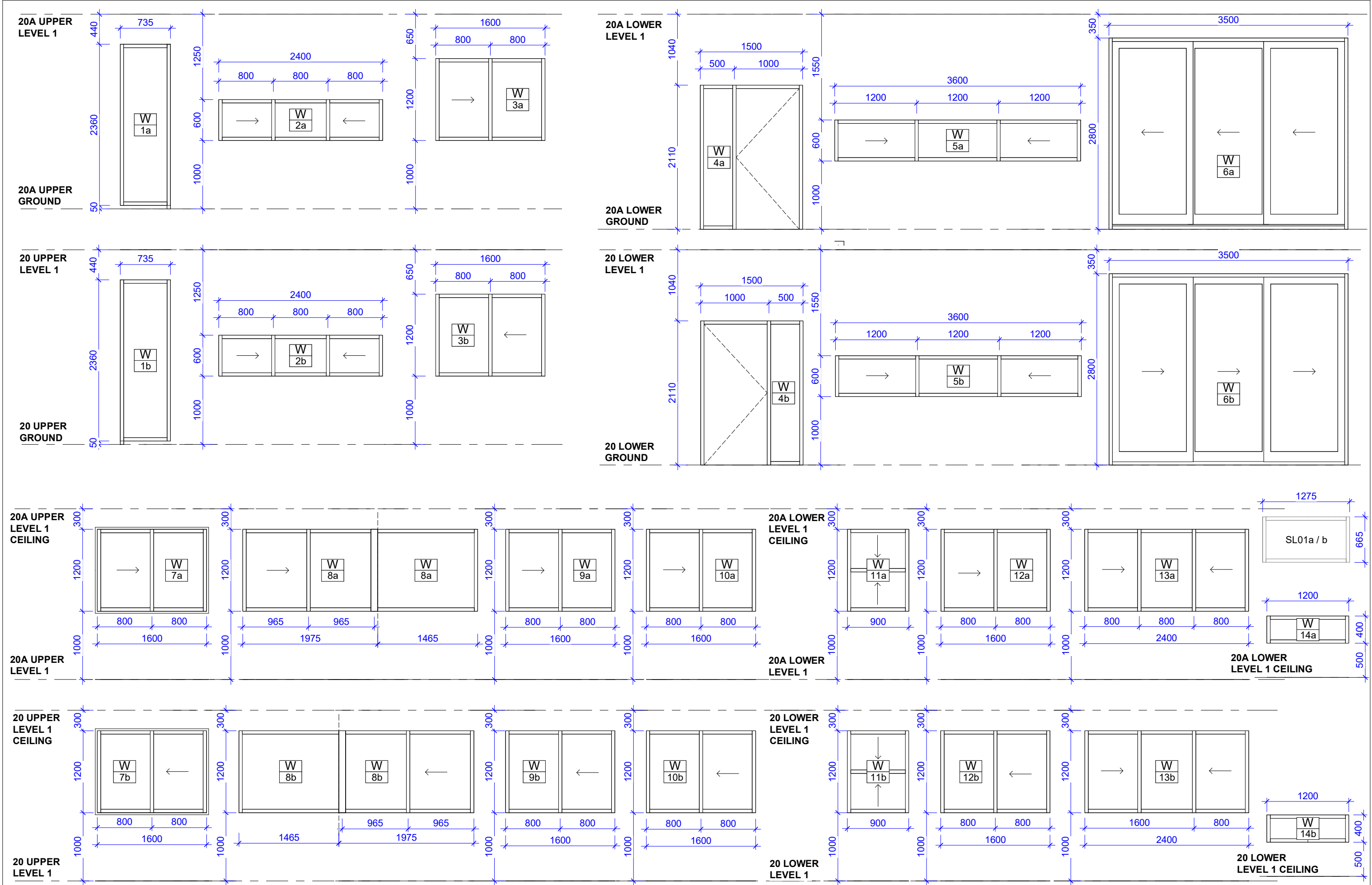
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DRAWING TITLE	PROPOSED SHADOW DIAGRAMS
SCALE	1 : 200
DATE	APR 2025
DRAWN	Author
PROJECT	2502
DA46	1



#	REVISION	DATE	LEGEND
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PROJECT TITLE
20 AUSTRAL AVENUE,
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CLIENT
DONATO FAMILY

DRAWING TITLE
GLAZING SCHEDULE

SCALE 1 : 50 DATE APR 2025
DRAWN JF PROJECT 2502

DA51 1

FINISHES PALLET

- P01

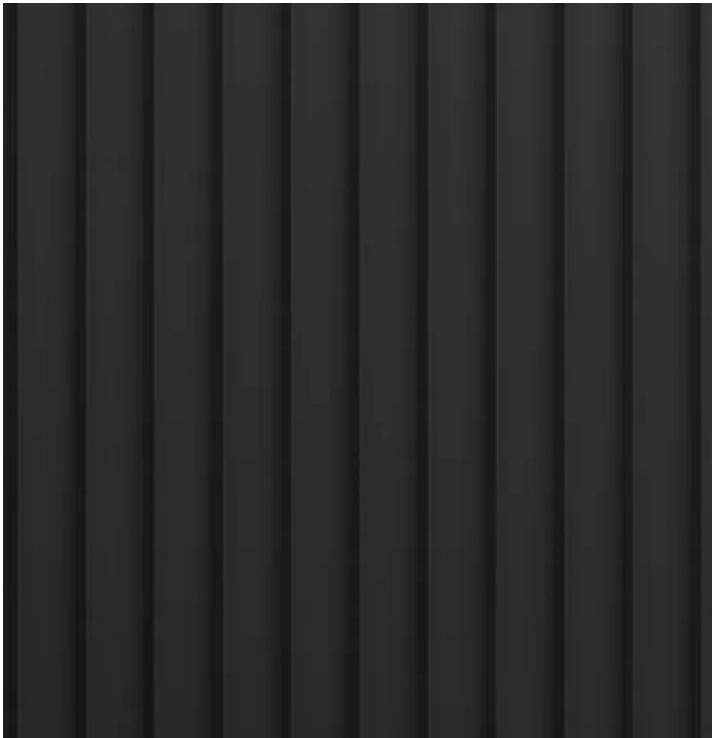
DULUX - MONUMENT MATT
(TO ROOF SHEET, CLADDING & FRAMES)
- P02

DULUX - TERRACE WHITE
(TO WEATHERBOARD)
- BF01

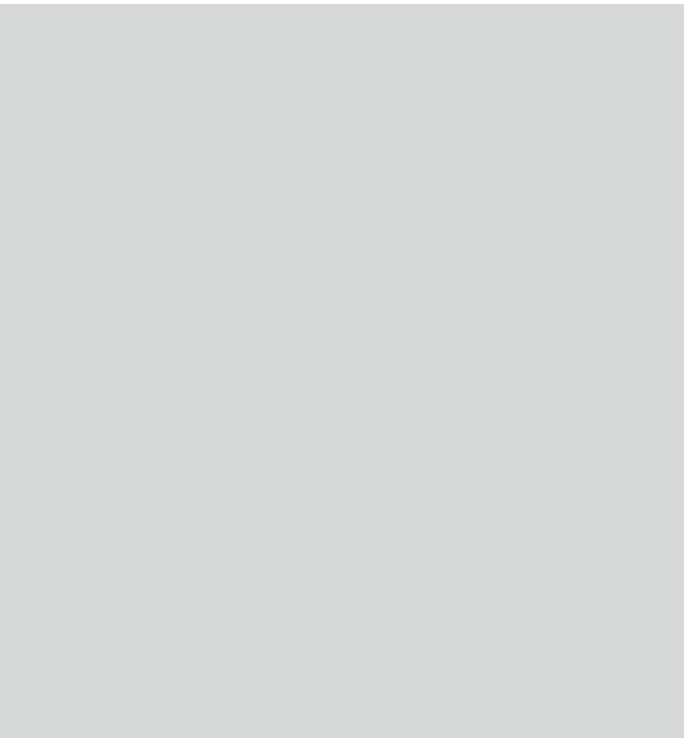
AUSTRAL - HAMPTONS WHITEHAVEN
(EXTERNAL MASONRY)



EXTERIOR ELEMENTS
AUSTRAL - HAMPTONS WHITEHAVEN
EXTERNAL MASONRY TO GROUND LEVEL



EXTERIOR ELEMENTS
DULUX - MONUMENT MATT
EXTERNAL PAINT FINISH TO COLORBOND ELEMENTS



EXTERIOR ELEMENTS
DULUX - TERRACE WHITE
EXTERNAL PAINT FINISH TO LEVEL 1 WEATHERBOARD



SLIDING DOORS & WINDOW SYSTEMS
ALUMINIUM FRAMED WINDOWS & DOORS
COLOUR: DULUX MONUMENT MATT



METAL CLADDING
ALUMINIUM CLADDING TO EASTERN FACADES
COLOUR: DULUX MONUMENT MATT



WEATHERBOARD CLADDING
EXTERNAL LEVEL 1
COLOUR: DULUX TERRACE WHITE



ROOFING
METAL ROOF SHEETING
COLOUR: DULUX MONUMENT MATT

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1	ISSUE FOR DA	2025.06.27					SCALE 1 : 100 DATE APR 2025
							DRAWN JF PROJECT 2502
							DA52 1

BASIX & NATHERS NOTES

NatHERS THERMAL COMFORT INCLUSIONS

- External Walls**
- Weatherboard cladding timber stud with R2.7 bulk insulation and plasterboard lining
 - Brick veneer timber stud with R2.7 bulk insulation and plasterboard lining
- External Colour**
- Light (SA < 0.475)
- Internal Walls**
- Plasterboard on studs with R2.7 insulation to garage, walls to roof cavity, bathroom and laundry
 - Plasterboard on studs no insulation required elsewhere
- Intertenancy Walls**
- Cavity brick plasterboard lined both sides

- External Floor**
- Dwelling #20: Concrete slab on ground, R2.3 underslab insulation
 - Dwelling #20A: Suspended concrete floor, R1.3 rigid board insulation

- Internal Floor**
- Suspended timber floor, R6.0 insulation where garage below and areas adjacent to outdoors
 - Suspended timber floor, no insulation required elsewhere

- Floor Coverings**
- Carpet to bedroom and lounge, tiles elsewhere

- Roof and Ceilings**
- Metal roof with R1.3 foil-backed blanket, R4.0 insulation batts and plasterboard
 - No insulation required to garage where roof above

- External Colour**
- Dark (SA>0.7)

- Ceiling Penetrations**
- Sealed and insulated IC rated LED downlights, one every 5.0m2

- Ceiling Fans**
- 1200mm ceiling fans to Bedrooms and sitting

- Glazing Doors and Windows**
- Dwelling 20A**
- Casement + hinged
 - U-value: 5.40 (equal to or lower than) SHGC: 0.56 (±5%)
 - Sliding + fixed + double hung
 - U-value: 5.40 (equal to or lower than) SHGC: 0.63 (±5%)

- Dwelling 20**
- Awning + casement + hinged
 - U-value: 4.30 (equal to or lower than) SHGC: 0.47 (±5%)
 - Sliding + fixed + double hung
 - U-value: 4.30 (equal to or lower than) SHGC: 0.53 (±5%)
 -
 - Given values are AFRC total window system values (glass and frame)

- Frame Colour**
- Dark (SA>0.7)

- Skylights**
- U-value: 4.22 (equal to or lower than) SHGC: 0.72 (±5%)

BASIX INCLUSIONS SUMMARY

- Water Commitments**
- Fixtures**
- Showerheads 4 stars (medium flow >6.0 and <= 7.5 litres/min)
 - Toilet flushing system 4 stars
 - Kitchen taps 5 stars rating
 - Bathroom taps 5 stars rating

- Alternative water**
- 100m² of harvested roof area connected to each rainwater tank, minimum capacity, 2,500L.
 - Rain tank connected to at least one outdoor tap and toilets

BASIX ENERGY COMMITMENTS

- Hot Water System**
- Electric heat pump – air sourced, 21 to 25 STCs

- HVAC Heating & Cooling**
- Cooling - Single phase air-conditioning to living areas and bedrooms: EER 3.0-3.5
 - Heating - Single phase air-conditioning to living areas and bedrooms: EER 3.0-3.5

- Ventilation**
- Bathrooms – individual fan, externally ducted connected to light, timer off
 - Kitchen – individual fan, externally ducted manual on/off switch
 - Laundry room – individual fan, externally ducted manual on/off switch

- Other**
- Gas cooktop, electric oven
 - Outdoor clothes drying line

- Alternative Energy**
- 13kW Solar Photovoltaic system (6.5 KW individual dwellings)
 - Positioned on north and south roof at 2-degree pitch

#	REVISION	DATE	LEGEND	<div>NOTE</div> <div>All dimensions to be verified prior to commencement of any shop drawings or fabrication. Shop drawings are to be approved before construction. All dimensions are in millimetres unless otherwise noted. Annotated dimensions are to be used in preference to scaling from drawings.</div> <div><div><div>peterzavaglia</div><div>designstudio</div></div><div><div>ABN</div><div>M</div><div>E</div></div><div><div>24 292 958 837</div><div>0413 095 560</div><div>peter@zavagliadesign.com.au</div></div></div>	PROJECT TITLE	DRAWING TITLE
1	ISSUE FOR DA	2025.06.27			20 AUSTRAL AVENUE, NORTH MANLY, 2100	BASIX NOTES & REQUIREMENTS
					SCALE 1 : 50	DATE APR 2025
					DRAWN JF	PROJECT 2502
					CLIENT	
					DONATO FAMILY	
						DA53
						1

GRASS

STENOTAPHRUM SECUNDATUM
'BUFFALO TURF'

SHRUBS

GREVILLEA
'MOONLIGHT'
S1

CORREA
'DUSKY BELLS'
S2

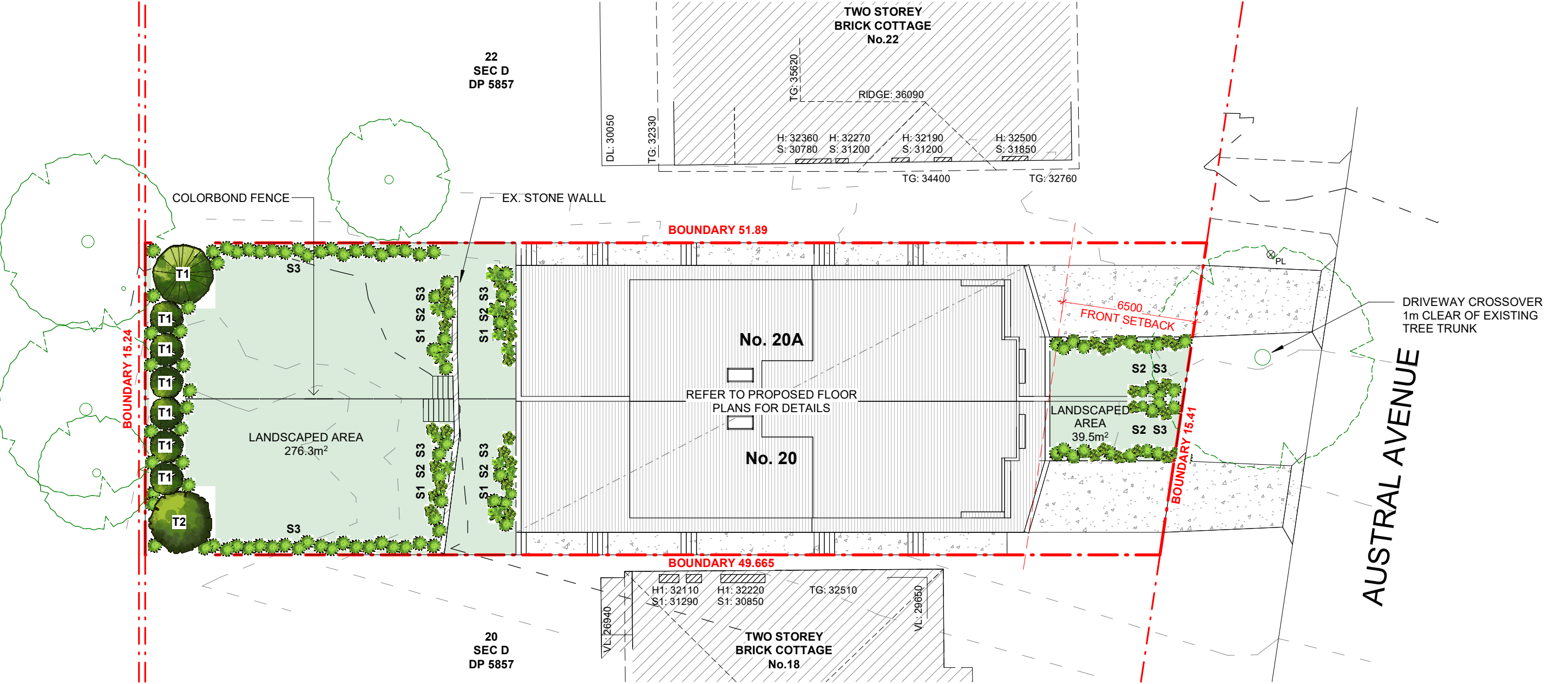
WESTRINGIA FRUTICOSA
'COASTAL ROSEMARY'
S3

TREES

BACKHOUSIA CITRIODORA
'LEMON SCENTED MYRTLE'
T1

CUPANIOPSIS ANACARDIODES
'TUCKEROO'
T2

SYZYGIUM SMITHII
'LILLY PILLY'
T3



1 PROPOSED LANDSCAPE PLAN
1 : 200

#	REVISION	DATE	LEGEND	NOTE	peterzavaglia designstudio	PROJECT TITLE	DRAWING TITLE
1	ISSUE FOR DA	2025.06.27		All dimensions to be verified prior to commencement of any shop drawings or fabrication. Shop drawings are to be approved before construction. All dimensions are in millimetres unless otherwise noted. Annotated dimensions are to be used in preference to scaling from drawings.	ABN 24 292 958 837 M 0413 095 560 E peter@zavagliadesign.com.au	20 AUSTRAL AVENUE, NORTH MANLY, 2100	LANDSCAPE PLAN
						CLIENT DONATO FAMILY	SCALE As indicated DATE APR 2025 DRAWN JF PROJECT 2502
							DA61 1

FINISHES PALLET

- P01

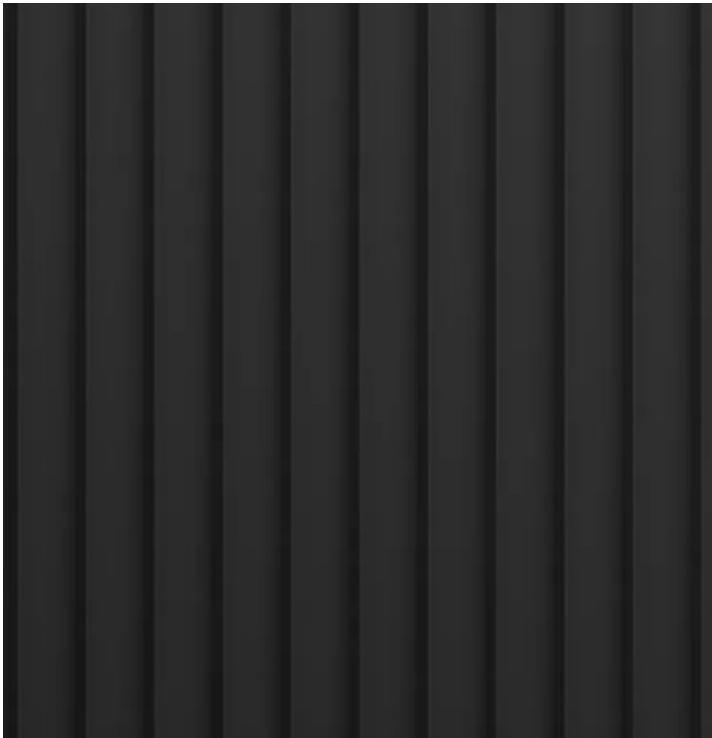
DULUX - MONUMENT MATT
(TO ROOF SHEET, CLADDING & FRAMES)
- P02

DULUX - TERRACE WHITE
(TO WEATHERBOARD)
- BF01

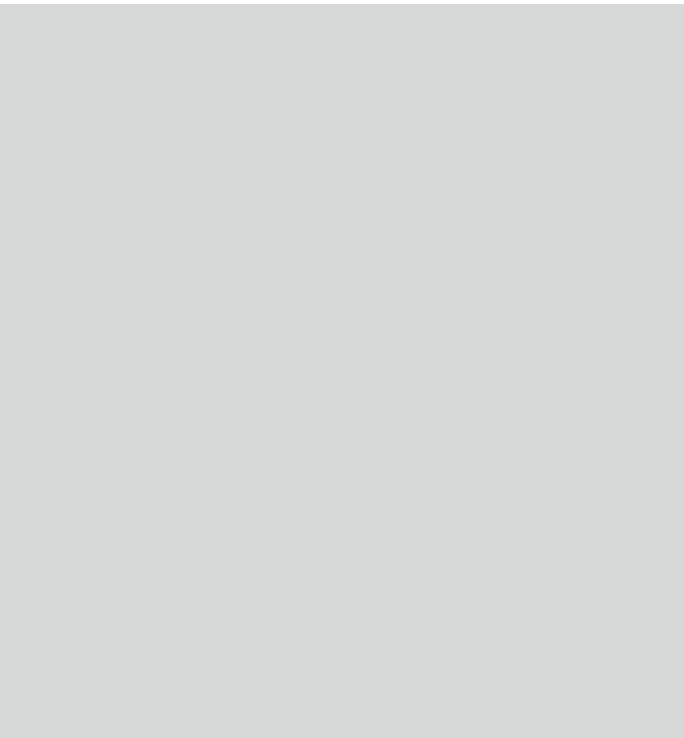
AUSTRAL - HAMPTONS WHITEHAVEN
(EXTERNAL MASONRY)



EXTERIOR ELEMENTS
AUSTRAL - HAMPTONS WHITEHAVEN
EXTERNAL MASONRY TO GROUND LEVEL



EXTERIOR ELEMENTS
DULUX - MONUMENT MATT
EXTERNAL PAINT FINISH TO COLORBOND ELEMENTS



EXTERIOR ELEMENTS
DULUX - TERRACE WHITE
EXTERNAL PAINT FINISH TO LEVEL 1 WEATHERBOARD



SLIDING DOORS & WINDOW SYSTEMS
ALUMINIUM FRAMED WINDOWS & DOORS
COLOUR: DULUX MONUMENT MATT



METAL CLADDING
ALUMINIUM CLADDING TO EASTERN FACADES
COLOUR: DULUX MONUMENT MATT



WEATHERBOARD CLADDING
EXTERNAL LEVEL 1
COLOUR: DULUX TERRACE WHITE



ROOFING
METAL ROOF SHEETING
COLOUR: DULUX MONUMENT MATT

#	REVISION	DATE	LEGEND	NOTE <div>All dimensions to be verified prior to commencement of any shop drawings or fabrication. Shop drawings are to be approved before construction. All dimensions are in millimetres unless otherwise noted. Annotated dimensions are to be used in preference to scaling from drawings.</div>	<div>peterzavaglia designstudio</div> <div>ABN 24 292 958 837 M 0413 095 560 E peter@zavagliadesign.com.au</div>	PROJECT TITLE 20 AUSTRAL AVENUE, NORTH MANLY, 2100 CLIENT DONATO FAMILY	DRAWING TITLE EXTERIOR FINISHES SCHEDULE
1	ISSUE FOR DA	2025.06.27					
							SCALE 1 : 100 DATE APR 2025
							DRAWN JF PROJECT 2502
							DA52
							1